

Guardbridge Community Event

Saturday 23rd April 2016

10.00am - 12.30pm

Guardbridge Primary School

Guardbridge Community Event

Introduction

Background

Fife Council undertook a two and half hour discussion session with key stakeholder members from the community, community council, local businesses, University, public bodies and Fife Voluntary Action to look at the future of Guardbridge, what it is now and the opportunities for the future. In total, 37 participants took part.

The Event

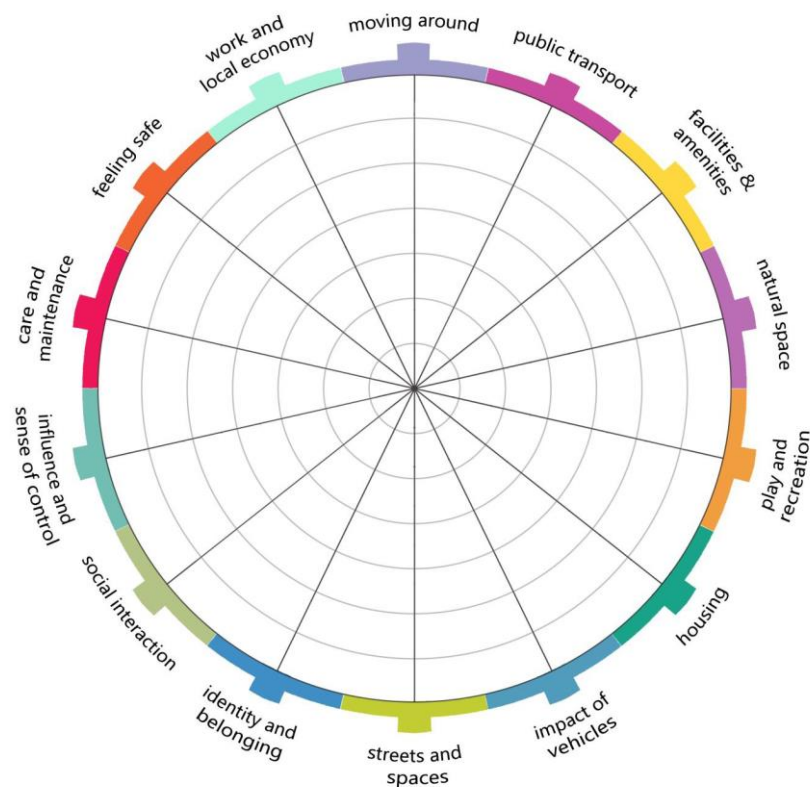
The event was held on Saturday 23rd April between 10am and 12.30pm at Guardbridge Primary School, located in the village.

Cllr Tim Brett and Kate Hughes, Area Manager NEF introduced the format and purpose of the day and gave a briefing on aspects of the Place Standard tool, which has been developed by the Scottish Government, Architecture Design Scotland and NHS Scotland, which would be used to make an assessment of the village. Participants were asked to think about the **physical aspects** – buildings, facilities, green space and the **social elements** – safety, opportunities for interaction, influence in decision making.



The purpose of the Place Standard tool is to aid people, particularly as groups within the community, to consider how the physical, social and economic environment of a place supports the health, well-being and quality of life of its many users. The Place Standard offers a structured basis for conversation around 14 themes, each with a prompting question and supporting information, as shown below. The Place Standard themes encouraged the stakeholders to think about both the current issues and challenges and the place in the future.

More can be found out about Place Standard here: <http://www.placestandard.scot>



Theme

Question:

In my place...

| | | |
|---|--------------------------------|--|
|  | Moving around | can I easily walk and cycle around using good quality routes? |
|  | Public transport | does public transport meet my needs? |
|  | Facilities and amenities | do facilities and amenities meet my needs? |
|  | Natural space | can I regularly experience good quality natural space? |
|  | Play and recreation | do I have access to a range of spaces and opportunities for play and recreation? |
|  | Housing | does housing meet my needs and contribute to a positive environment for the whole community? |
|  | Impact of vehicles | can I get on with my daily activities without impact from traffic and parked cars? |
|  | Streets and spaces | do buildings, streets and public spaces make getting around easy and enjoyable? |
|  | Identity and belonging | is there a positive identity and do I feel I belong? |
|  | Social interaction | do I have access to a range of spaces and opportunities to meet people? |
|  | Influence and sense of control | do I feel able to participate in decisions and help change things for the better? |
|  | Care and maintenance | are buildings and spaces well cared for? |
|  | Feeling safe | do I feel safe? |
|  | Work and local economy | is there an active local economy and opportunity to access good quality work? |

Place Standard Assessment

Participants were split into 4 groups and worked through the Place Standard assessment. Each group formed their own scores. The exercise finalised with each group discussion producing its own 3 priorities for Guardbridge.

Group 1



Group 2



Group 3



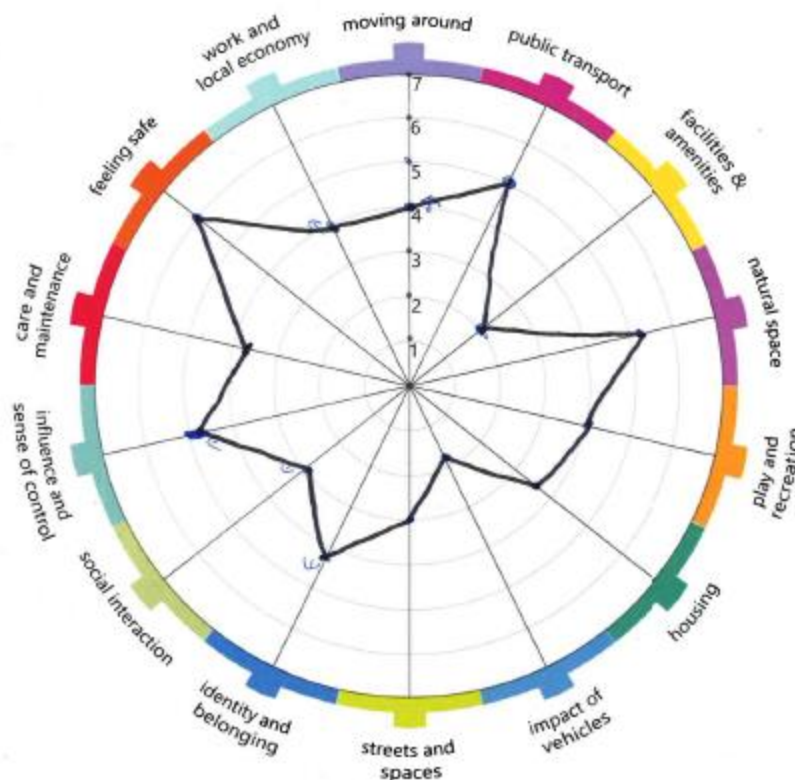
Group 4



The assessment diagrams and key discussion points from each group are shown on the following pages.

GROUP 1

Facilitated by Kate Hughes, Area Manager – NEF, Fife Council



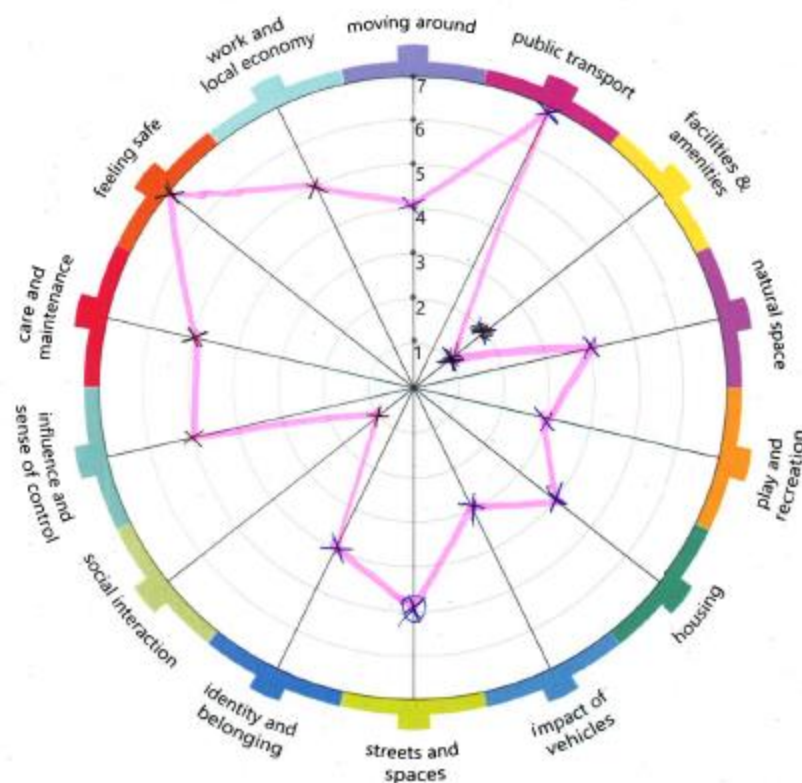
Discussion Notes from Group 1:

| | |
|-----------------------------------|---|
| Moving Around | Crossing roads not good. Cycle path good. Roads surface/pavements need looked at. |
| Public Transport | Expensive – monopoly/staff – buses/train. Carbon dirty. Great links. |
| Facilities & Amenities | Little available. Potential community café. ATS machine. Meeting place needed. Young people to Leuchars for activities. |
| Natural Space | Walk proposed – Seggie Farm. Cycle path – not lit. Kingdom Housing – new play equipment. Garden/tree trail. Get rid of “no ball games”. Football park – private owner (planning permission). Kincaple Den – potential to do work. |
| Play and Recreation | Potential outdoor gym – Paper Site Park. Young people – bmx track. Access facilities at army base – Tim to follow. Outdoor classes – personal trainer in park. |
| Housing | Nicely balanced. St Andrews West – housing development. Lack of accommodation for older people. Young people waiting to move out. |
| Impact of Vehicles | Busy road. Off street parking required. Speed of cyclists on Old St Andrews Road (lack of signage)/very congested. Caravans/trailers – safe place to park. |
| Streets & Spaces | Pavements. Traffic impacts. Cycle path rear of the village. Street names lacking. Memorial Institute. |
| Identity & Belonging | Fragmented. Common bond lost when paper mill closed. Potential of using the heritage of the village. Opportunity to build a stronger community. Oral history – smart history. |

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| Social Interaction | Potential – community café? Pub – small room can be used by community. Transient community – not unique. Main street. |
| Influence & Sense of Control | Little control – but should try to have a voice. Road works galvanised voices. Bit of life now/take positives. Use the opportunity. Today very positive. |
| Care & Maintenance | Railings to be painted – reported. Looks skanky! University painted Old Mill building. Overgrown bushes – River Terrace. Footbridge to park – reported. Private landlords – gutters, poor maintenance. |
| Feeling Safe | Related to traffic! |
| Work & Local Economy | Now going up. Job opportunity available at the pub. |

GROUP 2

Facilitated by Fiona Mitchell, Policy Co-ordinator – NEF, Fife Council



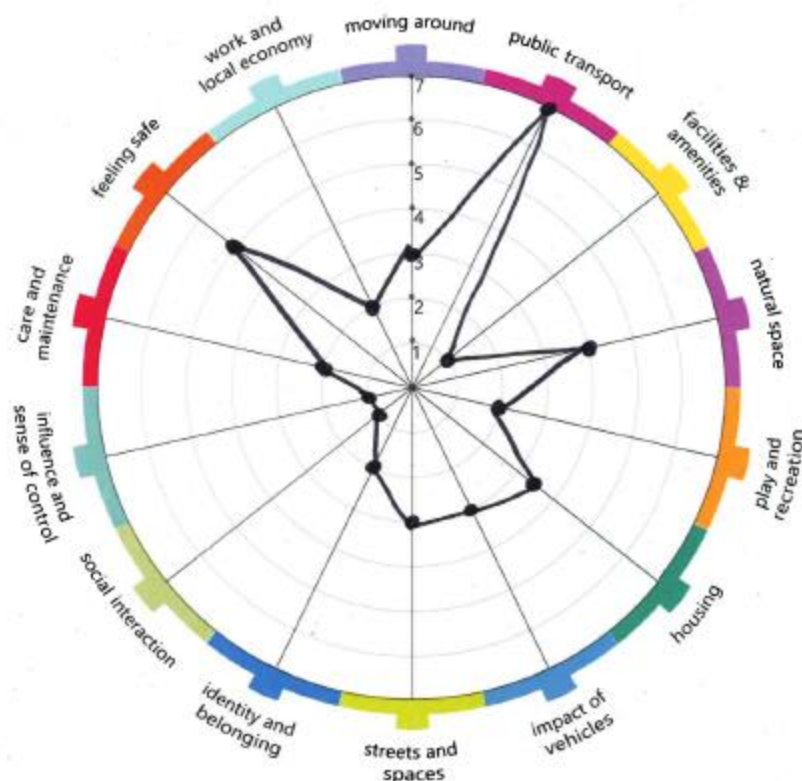
Discussion Notes from Group 2:

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|-----------------------------------|---|
| Moving Around | Disjointed. Only 1 assisted crossing by shop. Really busy road – volume of traffic. Speeding Traffic. River Terrace. Cycle path links – stop/start signposting! |
| Public Transport | Very good bus service & railway. |
| Facilities & Amenities | Need for meeting place/community centre. 3 bits to village. Double garage by recycling centre. Mill – opportunities. Through Road – Inn/Shop/Bowling Club. Could be so much more! Eg craft fairs. Encourage more people to stop in car. Not enough for older boys – Brendan. |
| Natural Space | Fencing by walkway beside children's school garden. Lovely community walkway. Better signage. People don't know it's there. Underutilised. Unknown. Scrubland/Rubbish. Could be much better, flowers etc. Mottray Park – wasteland. Privately owned. Pressure. Used to be football pitches. |
| Play and Recreation | Destination Guardbridge eg Art/Music – pulls community in. Dog fouling!! – Brendan. Dog area. Fence around the play park. 3 sections. Need for park to be re-sited. Green area by paper shop. Better play equipment. MUGA. RAF/Army. Lack of facilities. Upgrade. |
| Housing | New Kingdom Housing development. Hard to get affordable housing. Sparse rental market. Seggie Development – affordable housing. Private = expensive. By pub – still empty. Not enough social housing! Proximity to St Andrews? |

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| Impact of Vehicles | Dependent on where you stay. Most folk live near main road. Parking – beside school affects local residents. Pavements. Crossing the road = big issue. Crossways over road. Traffic calming measures. All access is out onto main road. Kids getting off school bus opposite Inn. Eg In the States, cars have to stop behind school bus – lollipop person. |
| Streets & Spaces | Disjointed cycle path. 3 sections to village. Long skinny village – no centre. Mill front = listed. Development of Mill. |
| Identity & Belonging | No attraction for tourists, No sense of belonging. Loss of Mill and RAF commuter zone. Innerbridge/Honky Tonk. Few of locals use pub. More a restaurant. Destination pub/park. Heart start – depressing that people won't get involved. Eg calendar events/gala paper mill. Start small and build up eg fireworks. Involve CC. Eden Brewery. History & Pilgrim Route. Mis-match. |
| Social Interaction | Social things happen in private properties. Bowling Club – struggling for members. No sporting facilities. |
| Influence & Sense of Control | Lack of information for public eg CC, Road closure etc. More feedback from meetings and transparency. More consultation. Events like this good. Feels like somebody is caring about village (positive). |
| Care & Maintenance | Recycling space & Old Bridge Site – need for spring clean. Pavements could be improved/wobbly man hole cover. Playpark. More spaces are used the better. Cycle path – litter awareness campaign. Dog fouling – poo in bags. Old fly tipping at waterworks. Wooded area. Community litter picking. |
| Feeling Safe | |
| Work & Local Economy | Eden Mill is thriving. Other businesses not so much. Self-employed people. No applicants for pub staff from Guardbridge. |

GROUP 3

Facilitated by Vicki Blair, Community Education Worker, Fife Council



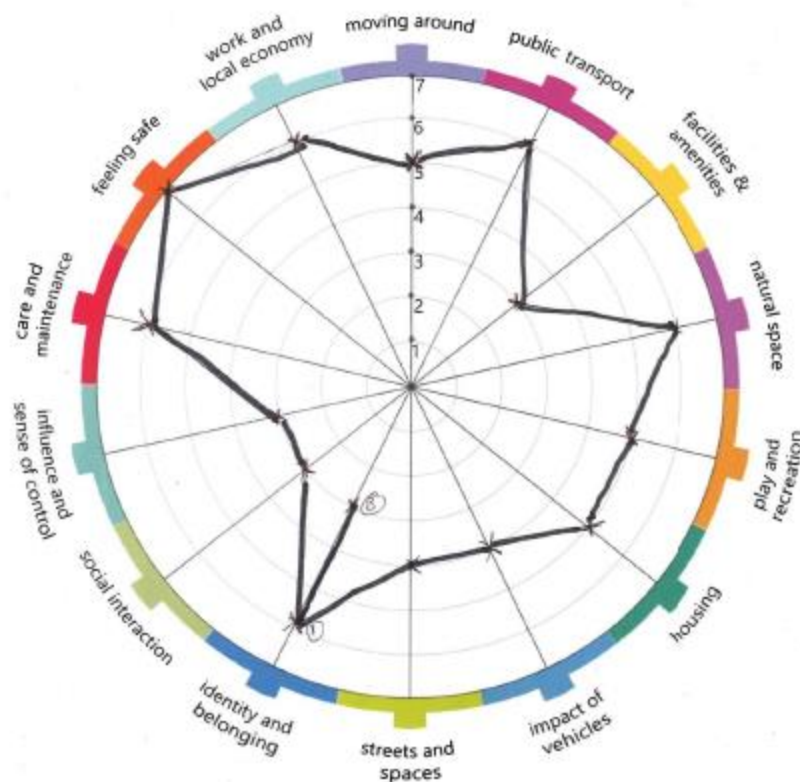
Discussion Notes from Group 3:

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| Moving Around | Good cycle routes – limit to stroll (re-open old walks) coastal path – clear rubbish – Strathkinness – flooding! Football ground (Woody Brig). Nice walk but needs cleared. School – safety – get child across main road – big issues – site cuts community off from estuary – open up. Accessible. Lots of nodding! Cyclists don't seem to know where it starts. Choice to go on road. |
| Public Transport | Spoiled! Best around but pricey – easy to get everywhere – Cupar? But getting across the road. |
| Facilities & Amenities | Lovely school, shopping (no groceries). No Community Centre. Football Park, overgrown – housing. Social club closed – for sale – Development access restricted by (Right of Way?). School use – facilities for kids, hall is fairly new. No disabled access in past. No public loos. Café would be great! |
| Natural Space | Park on main road good – improvement soon (for older kids). What about skate park? Could – Leuchars. Clubs and cost of transport. Dogs! Bad for kids. Ground is soggy (Football no). Landscaping would help. Access could be better. Vegetation needs cut back. |
| Play and Recreation | Await upgraded park. Don't miss what you haven't had. Football Club used to run social events, but no more. Balmullo Hub. Cost would be an issue to build new skate park. Nothing for families, so people don't move here. Could be missed opportunity – students? Do they commute from Guardbridge – Yes. Climbing wall facility! Soft Play. Street Play – some older |

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| | kids but not a lot in the actual village. Feels like 2-3 actual communities. |
| Housing | 50 new houses – Fife Plan – Seggie, some local, families feeling that there are enough houses, but don't want to end up with a dormitory town. Allotments proposed but on hold. Park improvement. Don't remove trees. Affordable – some of the new ones are pricey. More students. More flats than houses – more families more kids. Lack of houses with gardens. Can be a struggle to get a house (overflow from St Andrews). |
| Impact of Vehicles | No. Main road – speeding! (Community Speedwatch – Guardbridge). School sign could be more prominent. Need a flashing sign? But maybe can't justify. Kids have to cross to get bus to school. Traffic survey done at a quiet time. Buses slam brakes. Will be an increase in traffic when university staff come here. Partially sighted people find impossible. Cycle to work. Parking bad in places. Crossing will not be possible? Mini-roundabout? Toll Road. |
| Streets & Spaces | Would be great to have a 'Town Centre' – infrastructure is what it is, but might be possible. Change the flow through. A Hub. Studio shops (crafts) provide a destination. |
| Identity & Belonging | Love living here, but are we a community? Nowhere to do stuff, together (Bowling Club) clique, but shouldn't be the case. Local families to some extent, know neighbours! No galas anymore – once Mill closed went downhill. But issues have brought folk together. School doesn't have the recognition or the connection. |
| Social Interaction | Lack of facilities – another pub needed, village hall or centre. People would use it. Somewhere for a meal. |
| Influence & Sense of Control | Don't have any sense of control. People don't feel included. Community Council – certain people are not welcoming. Today is brilliant. What's been lacking has got better thought? Compare with other communities. Preparation – info. |
| Care & Maintenance | Biggest one is being transformed. Not many public buildings. Up to individuals. Old Football Pavilion – rusty. Initial impression not good, but some cosmetic improvements would help eg flower arrangements. Medieval Harbour. |
| Feeling Safe | Mostly! Burned out cars – inter family issues. Night time walking. No problems. |
| Work & Local Economy | Few jobs. Homeworking, self-employed. Council and University are biggest employers. Future opportunities at Site. Moving department from St Andrews to Guardbridge. Commuters. Business Opportunities. |

GROUP 4

Facilitated by Helen Rorrison, Fife Voluntary Action



Discussion Notes from Group 4:

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| Moving Around | Road crossing for dog walking – problematic. More footfall no crossing – too busy – too high speeds. Need small roundabouts. Cyclists need to use proper routes not footpaths. Walking fine – adequate paths. |
| Public Transport | All fine – cost is an issue. Particularly Dundee frequency – fine. Comfort – fine. Quality – fine. No direct regular routes – Cupar and Cupar to Leuchars. Bus stop location – safer now East side. |
| Facilities & Amenities | More regular hours for shop – general store. Bus difficulty accessing Balmullo GPs. More convenient for some to access GPs in St Andrews. Mobile library – very infrequent now. Has changed location and time with little notification. Distance to facilities may be issue for people with different needs. No hub/village hall – could have access to more but needs to be financially viable. |
| Natural Space | Community Garden space needs regenerated. Nature walk could be developed with better access. Better signage – better crossing of main road up-graded. Issue – dog fouling – some people not picking up after their dogs. Move dog bin. |
| Play and Recreation | Dog fouling is an issue. Well maintained – equipment in good condition – grass cut regularly. Notice for issues arising to be reported. Extra play area – small at other end – number of children Cupar Road. |
| Housing | Cost issue for sale/rented. Difficult to stay in area. Lack of 2/3 bed houses – |

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| | affordable. More needed – plans for 43 – no progress. A few students who can afford but not investing in local economy. A few needing basic maintenance – windows, doors and gardens (Letting Company) – how can this be enforced? |
| Impact of Vehicles | Too fast traffic through – particularly 7-7.30 am and 3-5.30 pm. Engines running – school pickups. Building works – leave engines on when unloading. Main road issue. |
| Streets & Spaces | Impact on car parks when new workers arrive in Guardbridge. More cars per household but 1 driver. Dog walkers double parking on pavements. |
| Identity & Belonging | Lack of hub creates some isolation. Student lets tend to stay aware from village life. No activity for children – need to travel. No exercise classes. Caretaking responsibilities. |
| Social Interaction | Meet at hairdressers. Loss of post office – reduced social opportunity and contact. Lack of hub. |
| Influence & Sense of Control | Opportunity to strengthen the Community Council. Would assist residents becoming more involved and working on better communication. |
| Care & Maintenance | No opportunity or knowledge to raise and influence. Who is responsible for what – external lighting. No TRA. Bin well done – some dumping regular. |
| Feeling Safe | |
| Work & Local Economy | Talk of extra jobs – potential. Office to be serviced. Community Café. |

St Andrews University Input

Professor Verity Brown, St Andrews University, also gave a short presentation on the future plans for the Mill Site and how she saw the University and its employees becoming part of the community.

Professor Brown highlighted how local residents would be able to access some of the facilities that would be developed onsite, including meeting space, walkways and greenspace within the inner courtyard. She also said that having participated as part of one of the discussion groups, the idea of an outdoor gym could be investigated, for use by University staff and local people.

The presentation was very positive with lots of ideas being looked at.



Conclusion

The final task of the day was for each of the groups to consider the future of Guardbridge and to focus on their key emerging priorities being highlighted in the group sessions and think about how they would wish to take these forward. It was agreed that the final report of the day would be handed to the Guardbridge Community Council to take forward, with support from Fife Council.

Participants identified the following as their key themes:

Moving Around

Facilities & Amenities

Natural Space

Play and Recreation

Impact of Vehicles

Identity & Belonging

Care & Maintenance

Social Interaction

Work & Local Economy

DRAFT TEMPLATE EXAMPLE - Guardbridge Community Plan

| Outcome | Action | Lead Person/ Organisation & Partners | Resources | Place Standard Theme |
|---|--|--|-----------|---|
| Development of a Community Hub | To develop a Community Hub that would become a meeting place for the whole community, which would enable all 3 areas of the village to come together. Explore possibilities of premises within the village and within the Mill Site. Explore the idea of a Community Café. | | | Facilities & Amenities Identity & Belonging Social Interaction |
| Heritage of the Village used to Build a Stronger Community | Capture the Oral History of those who have historically lived within the village, to be part of the Mill Site development. Re-introduction of community events which previously took place or explore possible new community events. | | | Identity & Belonging Social Interaction |
| Regenerated Green Space, Natural Environment for Play and Recreation | Regenerate the walking pathways around the village. Improve Cycle Path signage and lighting. Regenerate the community garden space. Review the village playparks and explore the need for a MUGA or Skate park. Construct fencing beside the children's school garden. | | | Natural Space Play and Recreation Moving Around |
| Improved Road Safety | Improved and safer pedestrian crossings. Adequate off street parking. Explore speed reduction measures eg Community Speed Watch scheme/speed monitor signs. | | | Moving Around Impact of Vehicles |
| Improved Care and Maintenance within the area | Explore: Railings to be painted. Overgrown green areas. | | | Care & Maintenance |

| | | | | |
|--|--|--|--|---------------------------------|
| | Recycling spaces. Community litter picking. Address dog fouling issues. Explore how to tackle private landlords about poor property maintenance. | | | |
| Increase Work and Local Economy Opportunities within the area | Explore ways to market local job opportunities eg local vacancy at the pub. In partnership with the University, explore future job opportunities at the Mill Site. Explore the support that the University wish to offer local businesses and self-employed people of the village. | | | Work & Local Economy |